

CERTIFICATE OF APPROPRIATENESS

Application Date: March 22, 2016

Applicant: Elizabeth Brant, DSGN Associates for Edwin Cabaniss, Heights Theater, LLC, owner

Property: 339 W 19th St, Lots 33 and 34, Block 90, Houston Heights Subdivision. The property includes a historic 7,058 square foot, two-story brick and stucco commercial structure situated on a 6,600 square foot (50' x 132') interior lot.

Significance: The Heights Theater is a City of Houston Protected Landmark designated in July 2015. The Art Moderne-style (originally Mission-style with a stucco façade) two-story historic commercial structure was constructed circa 1929. Over the years, it has served as a movie house, event space, antique store, and art gallery.

Proposal: Alteration – Doors

- Install three hollow metal egress doors on the east elevation. No additional work is proposed for exterior façades.
- Door 101D (3' x 7') will be set back 23'-10" from the front wall
- Double door 110D (6' x 7') and Door 111 (3' x 7') will be set back 17'-10" and 11'-1" from the rear wall.
- The egress doors are part of a larger interior renovation project including providing space for a listening room, lobby, food service, offices, and restrooms. The doors are required for code compliance.

See enclosed application materials and detailed project description on p. 11 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

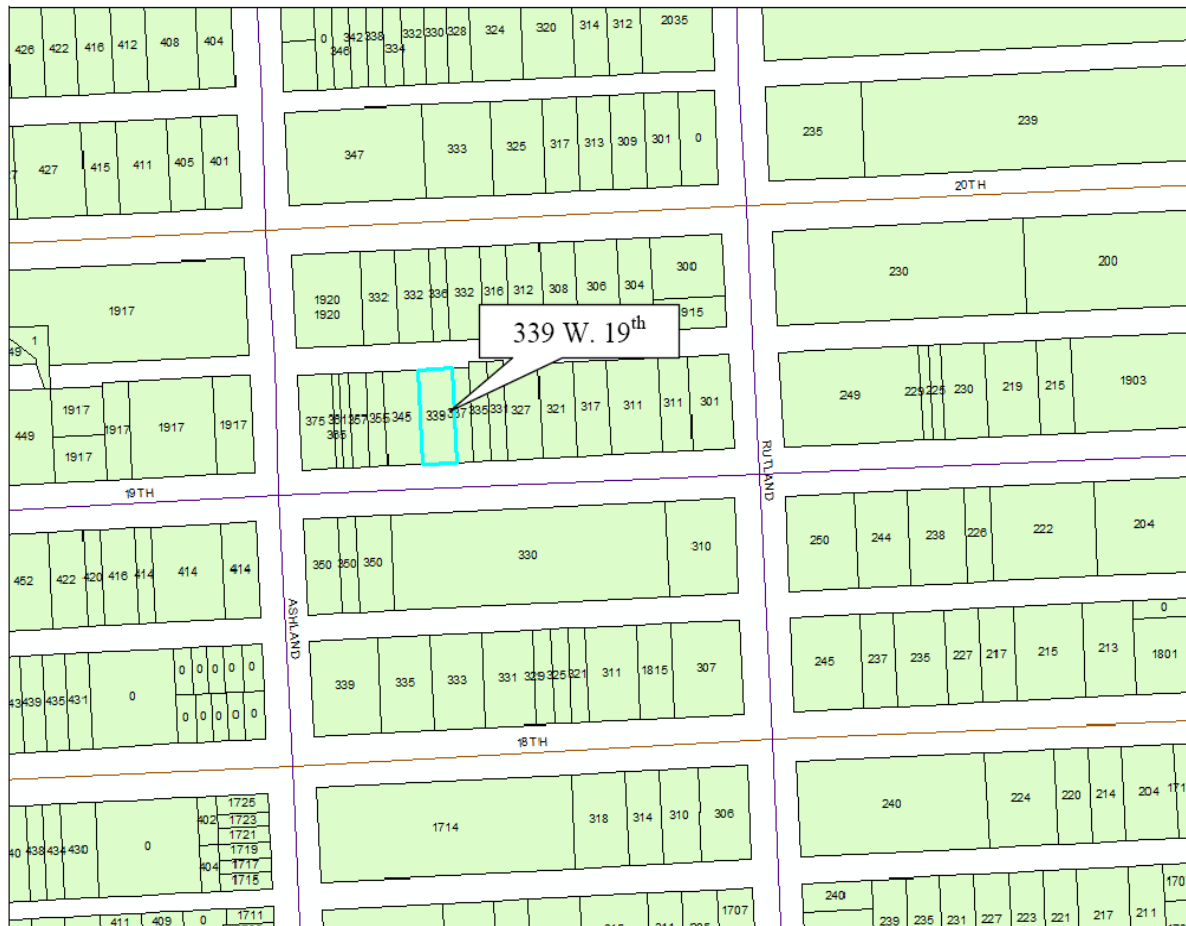
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA	S - satisfies	D - does not satisfy	NA - not applicable
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- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION

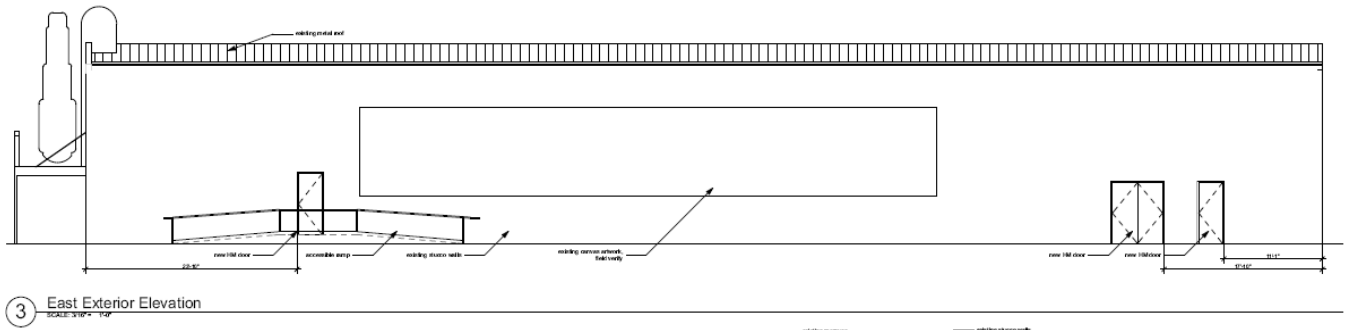


CURRENT PHOTO



EAST SIDE ELEVATION

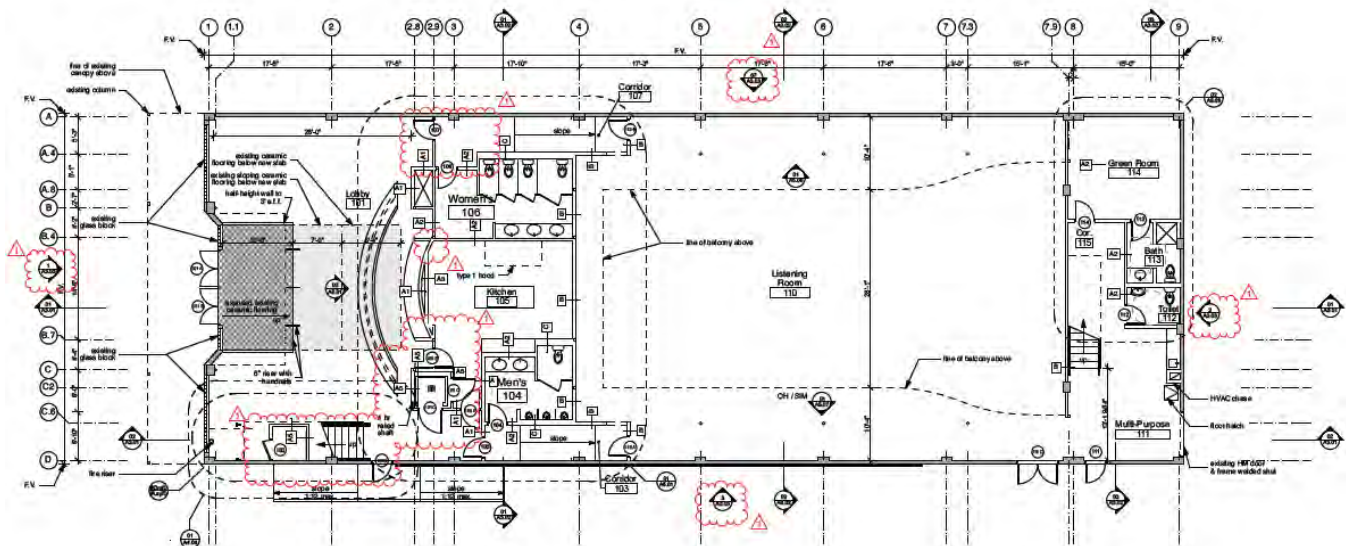
PROPOSED



③ East Exterior Elevation
SCALE: 1/8" = 1'-0"

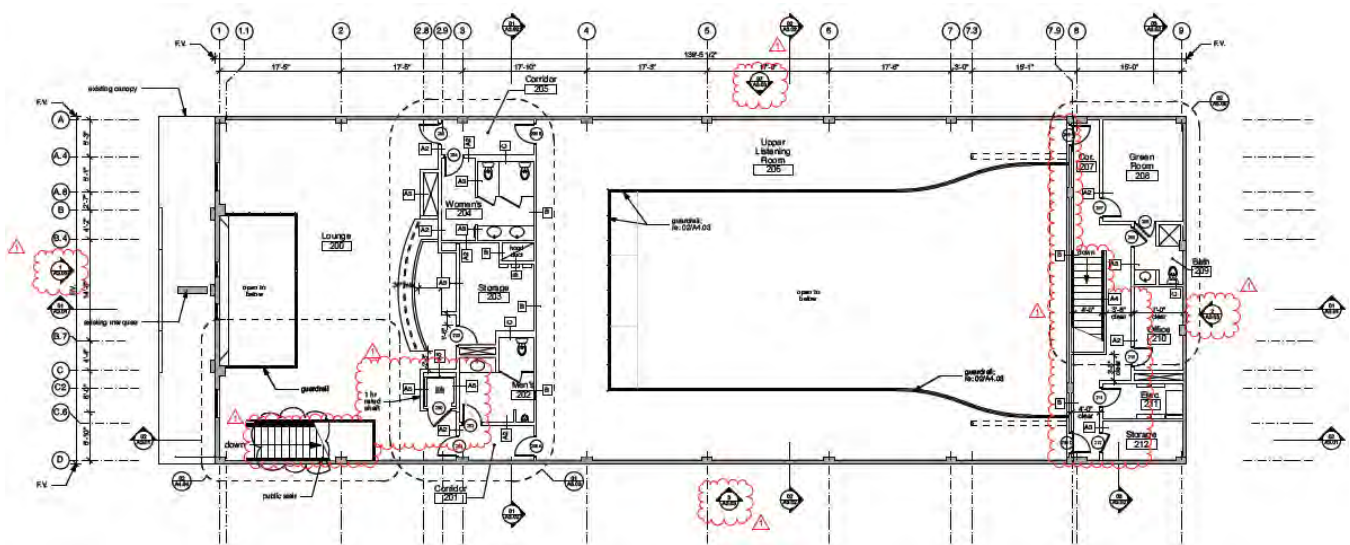
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

Door Schedule										
door #	door type	width	height	thickness	door finish	head	jamb	sill	Frame Finish	Remarks
101 A	existing	5'-0"	7'-0"	0'-1 1/4"	existing	---	---	---	existing	protect existing door(s) during construction
101 B	existing	5'-0"	7'-0"	0'-1 1/4"	existing	---	---	---	existing	protect existing door(s) during construction
101 C	A	3'-6"	7'-0"	0'-1 3/4"	HM	06/A4.06	06/A4.06	---	HM	45 min. rated flush mount door by Bruno or equal
101 D	A1	3'-0"	7'-0"	0'-1 3/4"	HM	05/A4.06	05/A4.06	---	HM	1.5 hr rated door. Provide hardware and lock as directed by owner.
102	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	45 min. rated door w/self closing hardware
103	A2	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
104	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	provide and install self closing hardware, solid core wood door
105 A	C	3'-0"	7'-0"	0'-1 3/4"	ALUM	05/A4.06	05/A4.06	---	MTL	
105 B	C	3'-0"	7'-0"	0'-1 3/4"	ALUM	05/A4.06	05/A4.06	---	MTL	
105 C	A	3'-6"	7'-0"	0'-1 3/4"	HM	06/A4.06	06/A4.06	---	HM	45 min. rated door
106	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	provide and install self closing hardware, solid core wood door
107	A2	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
110 A	A2	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
110 B	A2	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
110 D	B	6'-0"	7'-0"	0'-1 3/4"	HM	05/A4.06	05/A4.06	03/A4.06	HM	1.5 hr rated door
111	A1	3'-0"	7'-0"	0'-1 3/4"	HM	05/A4.06	05/A4.06	03/A4.06	HM	1.5 hr rated door
112	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
113	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
114	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
200	A	3'-6"	7'-0"	0'-1 3/4"	HM	06/A4.06	06/A4.06	---	HM	45 min. rated flush mount door by Bruno or equal - provide lock as directed by owner
201	A2	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
202	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	provide and install self closing hardware, solid core wood door
203	A1	3'-0"	7'-0"	0'-1 3/4"	HM	---	---	---	HM	
204	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	provide and install self closing hardware, solid core wood door
205	A2	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
205 A	A2	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
205 B	A2	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
205 C	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
205 D	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
207	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
207	A2	3'-4"	7'-0"	0'-1 1/2"	---	---	---	---	---	
208	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
209	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
210	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
211	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	
212	A	3'-0"	7'-0"	0'-1 3/4"	WD	04/A4.06	04/A4.06	---	WD	

Door Schedule General Notes:

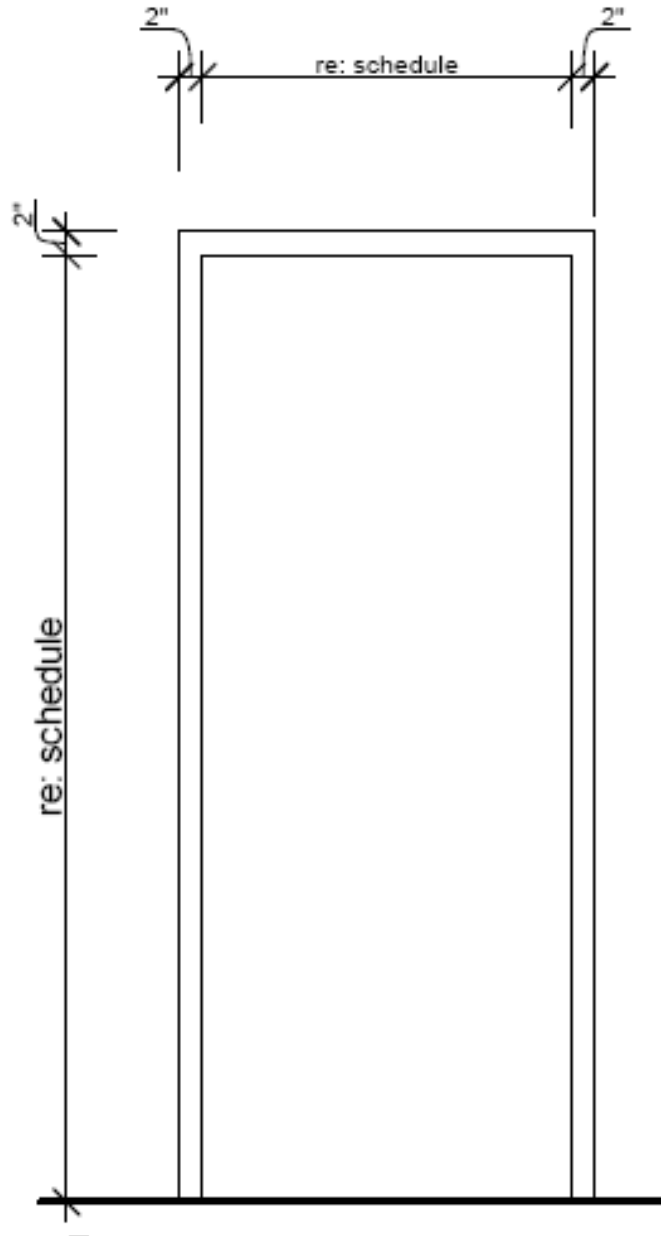
- Contractor shall coordinate door operation and locking hardware with the owner prior to order and installation. Hardware schedule keyed to the doors to comply w/IBC 2012 - Section 1008.19 w/Houston amendments.
- All doors shall be 1 3/4" thick (U.N.O.)
- All hollow metal frames to have a 2" face dimension (U.N.O.) with 5/8" stop.
- Provide safety glazing in doors in accordance with code section 2406.
- All hollow metal doors and frames prime and paint.
- All hollow metal frames in gyp. walls shall have backbend reveal flange with return suitable for mud edge.
- All hollow metal frames in CMU wall shall have backbend reveal flange.

NOTE:

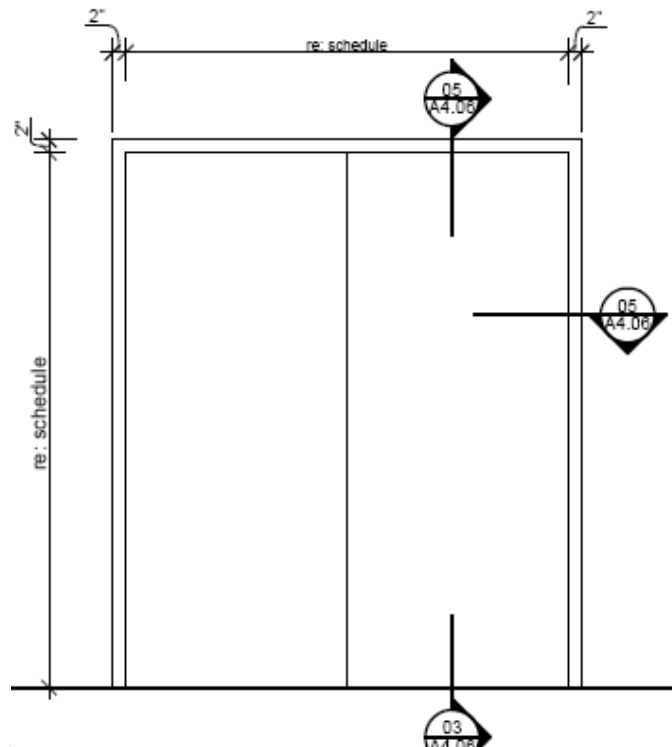
All doors' push, pull & maneuvering clearances shall meet 2012 Texas Accessibility Standards.

DOOR TYPES

A1-HOLLOW METAL



DOOR TYPES
B-HOLLOW METAL



PROJECT DETAILS

Windows/Doors: Three hollow metal egress doors will be installed on the east elevation. Door 101D and Door 111 are each Type A1 hollow metal doors measuring 3' x 7'. Door 101 D will be set back 23'-10" from the front wall. Door 111 will be set back 11'-1" from the rear wall. Door 110D is a Type B hollow metal door measuring 6' x 7'. Door 110D will be set back 17'-10" from the rear wall. Existing windows and doors on the front elevation will not be altered.

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